



**GRASSROOTS**  
REALTY GROUP

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**978 20 Street NE**  
**Medicine Hat, Alberta**

**MLS # A2256666**



**\$379,900**

<b>Division:</b>	Northeast Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,393 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Underground Sprinklers		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Parquet, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bar, Built-in Features, High Ceilings, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-LD
<b>Utilities:</b>	-

**Inclusions:** Fridge, Electric range, BI Dishwasher, Microwave, Bar Fridge, Custom Cutting Board, Portable Kitchen Island, Central Air Conditioner (Aug 2025), Freezer, Washer/Dryer, Window Covering, Stain glass between dining and kitchen, Garage door opener & remote(s), Shed, Shed contents (yard maintenance supplies), underground sprinkler, Catio,

Welcome to this lovely bungalow that blends comfort, flexibility, and charm! With spaces designed for both entertaining and everyday family living, this home is filled with opportunities to make it your own. Step inside and enjoy the bright, light-filled main floor featuring 3 bedrooms, 2 living rooms, a full recently renovated bath, functional kitchen and 2 dining opportunities! The family room addition opens directly to a beautiful covered patio, perfect for cozy outdoor living, morning coffee, or evening gatherings; this will surely be your favourite space in the warmer months. The spacious yard offers plenty of room for kids, pets, or future expansion—plus additional off alley parking for your holiday trailer. Downstairs, you'll find a large family room, additional bathroom, laundry, storage and a versatile spacious den/hobby room that could easily be converted into a 4th bedroom with the addition of an egress window. Buyers will appreciate the numerous upgrades that have been completed through the years and more recently, Fresh paint on the main and a NEW Central Air (Aug 2025), AND the warm and inviting family room with vaulted cedar ceilings, a wood-burning fireplace, and a built-in bar—a space that's practically made for hosting holidays, like celebrating Christmas in style. The attached oversized single garage opens right into the kitchen for easy offload of groceries. This is an easy move, a home with character and functionality!!